

In Re:	Case No.:	22-16516 (VFP)
ELIZABETH M. CONVERY,	Chapter:	7
Debtor.	Judge:	Vincent F. Papalia

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**NOTICE OF PROPOSED PRIVATE SALE**

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Charles M. Forman, the chapter 7 trustee, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: United States Bankruptcy Court  
District of New Jersey  
PO Box 1352  
Newark, NJ 07101-1352

If an objection is filed, a hearing will be held before the Honorable Vincent F. Papalia on April 30, 2024 at 10:00 a.m. at the United States Bankruptcy Court, courtroom no. 3B, 50 Walnut Street, Newark, New Jersey. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 455 Lebanon Street, Wyckoff, New Jersey

Proposed Purchaser: Walid Salyman

Sale price: \$865,000

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Keller Williams and United Real Estate

Amount to be paid: \$21,875 to Keller Williams and \$21,375 to United Real Estate

Services rendered: Real Estate Brokers

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Kimberly Salomon, Esq.

Address: Forman Holt, 365 West Passaic St, Ste 400, Rochelle Park, NJ 07662

Telephone No.: (201) 845-1000

In re:  
Elizabeth M. Convery  
Debtor

Case No. 22-16516-VFP  
Chapter 7

## CERTIFICATE OF NOTICE

District/off: 0312-2  
Date Rcvd: Apr 03, 2024

User: admin  
Form ID: pdf905

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Total Noticed: 47

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.

### Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 05, 2024:

Recip ID	Recipient Name and Address
db	+ Elizabeth M. Convery, 455 Lebanon Street, Wyckoff, NJ 07481-3020
intp	+ Brian Convery, c/o Becker LLC, 354 Eisenhower Parkway, Plaza II, Suite 1500, Livingston, NJ 07039 UNITED STATES 07039-1022
cr	+ Guaglardi & Meliti, LLP, Guaglardi & Meliti, LLP, 365 West Passaic Street, Suite 130, Rochelle Park, NJ 07662, UNITED STATES 07662-3013
app	+ Jennifer M. Carpenter, 58 Mountain Avenue, Hawthorne, NJ 07506-3331
r	+ Keller Williams Village Square Realty, 74 Godwin Avenue, Ridgewood, NJ 07450-3706
cr	+ Mary Stachowiak, c/o Shapiro Croland Reiser, Apfel & Di, 411 Hackensack Avenue, 6th Floor, Hackensack, NJ 07601-6328
519708644	+ Brain Convery, 455 Lebanon Street, Wyckoff, NJ 07481-3020
519684244	+ Claire J. Mooney individually, and as a beneficiary of the Estate of Jo, 85 Colgate Avenue, Wyckoff, NJ 07481-3001
519708645	+ Convery 2008 Family Trust, 205 Hillside Avenue, Allendale, NJ 07401-1432
519684248	+ Guaglardi & Meliti, LLP, Denise M. Edwards, 365 West Passaic Street, Suite 130, Rochelle Park, NJ 07662-3013
519708646	+ Harwood Lloyd, LLC, The Lawyer for the Estate David Repetto, 130 Main Street, Hackensack, NJ 07601-7102
519684249	+ Hellring, Lindeman, Goldstein & Siegal, Sheryl E. Koomer, Esq., One Gateway Center, Clifton, NJ 07012
519684253	+ Macy's Inc./Department Stores National Bank, Po Box 8218, Mason, OH 45040-8218
519741876	+ Mary Stachowiak, c/o Shapiro Croland Reiser Apfel & Di Io, 411 Hackensack Avenue - 6th Floor, Hackensack, NJ 07601-6328
519684262	+ Williams-Sonoma Taps Capital One, Po Box 31293, Salt Lake City, UT 84131-0293

TOTAL: 15

### Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Apr 03 2024 20:56:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpregion03.ne.ecf@usdoj.gov	Apr 03 2024 20:56:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
cr	+ Email/PDF: acg.acg.ebn@aisinfo.com	Apr 03 2024 20:59:50	AIS Portfolio Services, LLC, Attn: Capital One Auto Finance, a divisi, 4515 N Santa Fe Ave. Dept. APS, Oklahoma City, OK 73118-7901
intp	Email/Text: BNC@magtrustee.com	Apr 03 2024 20:56:00	Marie-Ann Greenberg, 30 Two Bridges Road, Suite 330, Fairfield, NJ 07004-1550
519684234	+ Email/PDF: bncnotices@becket-lee.com	Apr 04 2024 07:12:53	Amex, Po Box 297871, Fort Lauderdale, FL 33329-7871
519684235	+ Email/Text: GSBankElectronicBankruptcyNotice@gs.com	Apr 03 2024 20:55:00	Apple Card/Gs Bank Usa, Lockbox 6112 Po Box 7247, Philadelphia, PA 19170-0001
519684236	+ Email/Text: creditcardbkcorrespondence@bofa.com	Apr 03 2024 20:54:00	Bank Of America, Po Box 982238, El Paso, TX 79998-2238
519684237	+ Email/Text: BarclaysBankDelaware@tsico.com	Apr 03 2024 20:56:00	Barclays Bank Delaware, Po Box 8803, Wilmington, DE 19899-8803
519684238	+ Email/Text: BarclaysBankDelaware@tsico.com	Apr 03 2024 20:56:00	Barclays Bank/Gap, Po Box 8803, Wilmington, DE 19899-8803

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519684239	+ Email/PDF: AIS.cocard.ebn@aisinfo.com	Apr 03 2024 21:10:23	Capital One, Po Box 31293, Salt Lake City, UT 84131-0293
519684240	+ Email/PDF: acg.coaf.ebn@aisinfo.com	Apr 03 2024 20:59:30	Capital One Auto Finan, Po Box 259407, Plano, TX 75025-9407
519687477	+ Email/PDF: acg.acg.ebn@aisinfo.com	Apr 03 2024 20:59:58	Capital One Auto Finance, a division of, AIS Portfolio Services, LLC, 4515 N Santa Fe Ave. Dept. APS, Oklahoma City, OK 73118-7901
519696653	+ Email/PDF: acg.acg.ebn@aisinfo.com	Apr 03 2024 20:59:31	Capital One Auto Finance, a division of Capital On, P.O. Box 4360, Houston, TX 77210-4360
519711775	+ Email/PDF: ebn_ais@aisinfo.com	Apr 03 2024 20:59:27	Capital One Bank (USA), N.A., 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
519684241	+ Email/PDF: AIS.cocard.ebn@aisinfo.com	Apr 03 2024 21:10:26	Capital One/Lord & Taylor, Po Box 31293, Salt Lake City, UT 84131-0293
519684242	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Apr 03 2024 20:59:38	Citibank North America, Po Box 6497, Sioux Falls, SD 57117-6497
519684243	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Apr 03 2024 21:10:25	Citicards Citibank North America, Po Box 6241, Sioux Falls, SD 57117-6241
519684245	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	Apr 03 2024 20:56:00	Comenity Bank/Ann Taylor MasterCard, Po Box 182789, Columbus, OH 43218-2789
519684246	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	Apr 03 2024 20:56:00	Comenity Bank/Companies, Po Box 182789, Columbus, OH 43218-2789
519684247	+ Email/Text: mrdiscen@discover.com	Apr 03 2024 20:54:00	Discover Bank, Po Box 30939, Salt Lake City, UT 84130-0939
519684250	+ Email/Text: sbse.cio.bnc.mail@irs.gov	Apr 03 2024 20:55:00	Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346
519684251	Email/PDF: ais.chase.ebn@aisinfo.com	Apr 03 2024 20:59:58	JPMorgan Chase Bank Card, Po Box 15369, Wilmington, DE 19850
519684252	Email/Text: PBNCNotifications@peritusservices.com	Apr 03 2024 20:54:00	Kohls/Capone, N56 Ridgewood Dr, Menomonee Fal, WI 53051
519684254	+ Email/Text: ext_ebn_inbox@navyfederal.org	Apr 03 2024 20:56:00	Navy Federal Credit Union, Po Box 3700, Merrifield, VA 22119-3700
519684255	+ Email/Text: bankruptcyteam@quickenloans.com	Apr 03 2024 20:56:00	Rocket Mortgage, 1050 Woodward Ave, Detroit, MI 48226-3573
519701427	+ Email/Text: bankruptcyteam@quickenloans.com	Apr 03 2024 20:56:00	Rocket Mortgage, LLC fka Quicken Loans, at. el, 635 Woodward Avenue, Detroit MI 48226-3408
519684256	Email/Text: NJTax.BNCnoticeonly@treas.nj.gov	Apr 03 2024 20:55:00	State of New Jersey, Division of Taxation, Compliance and Enforcement - Bankruptcy, 3 John Fitch Way, 5th Floor, Po box 245, Trenton, NJ 08695
519684257	+ Email/PDF: ais.sync.ebn@aisinfo.com	Apr 03 2024 20:59:24	Synchrony Bank/CareCredit, 950 Forrer Blvd, Kettering, OH 45420-1469
519684258	+ Email/PDF: ais.sync.ebn@aisinfo.com	Apr 03 2024 20:59:25	Synchrony Bank/Gap, Inc., Po Box 965005, Orlando, FL 32896-5005
519684259	+ Email/PDF: ais.sync.ebn@aisinfo.com	Apr 03 2024 20:59:26	Synchrony Bank/PayPal Mastercard, 4125 Windward Plaza, Alpharetta, GA 30005-8738
519684261	^ MEBN	Apr 03 2024 20:50:13	TD Bank, N.A., Po Box 1448, Greenville, SC 29602-1448
519684260	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	Apr 03 2024 20:56:00	Talbots, 175 Beal Street, Hingham, MA 02043-1512

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## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
519740576		Claire J. Mooney, Individually and as Beneficiary
519740608		Estate of John J. Mooney

TOTAL: 2 Undeliverable, 0 Duplicate, 0 Out of date forwarding address

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Apr 05, 2024

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 2, 2024 at the address(es) listed below:

Name	Email Address
Aiden Murphy	on behalf of Debtor Elizabeth M. Convery amurphy@scura.com ecfbkfilings@scuramealey.com;14799@notices.nextchapterbk.com;dstevens@scura.com;vmajano@scura.com;spereyra@scura.co m;jromero@scura.com;sterry@scura.com
Cassandra C. Norgaard	on behalf of Creditor John Conte cnorgaard@norgaardfirm.com amartinez@norgaardfirm.com;184grandno@gmail.com;kcimmino@norgaardfirm.com;dtakach@norgaardfirm.com;norgaard.cass andrac.b124931@notify.bestcase.com
Cassandra C. Norgaard	on behalf of Creditor David Repetto cnorgaard@norgaardfirm.com amartinez@norgaardfirm.com;184grandno@gmail.com;kcimmino@norgaardfirm.com;dtakach@norgaardfirm.com;norgaard.cass andrac.b124931@notify.bestcase.com
Charles M. Forman	cforman@formanlaw.com lcapasso@formanlaw.com;cforman@iq7technology.com;ecf.alert+Forman@titlexi.com
David L. Stevens	on behalf of Debtor Elizabeth M. Convery dstevens@scura.com dstevens@scura.com;ecfbkfilings@scuramealey.com;pevangelista@scura.com;amurphy@scura.com;vmajano@scura.com;jromer o@scura.com;spereyra@scura.com;14518@notices.nextchapterbk.com;dwoody@scura.com;sterry@scura
Denise E. Carlon	on behalf of Creditor Rocket Mortgage LLC f/k/a Quicken Loans, LLC dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Eric R. Perkins	on behalf of Interested Party Brian Convery eperkins@becker.legal tcolombini@becker.legal;jlawrence@becker.legal
John P. Di Iorio	on behalf of Creditor Mary Stachowiak jdiiorio@shapiro-croland.com
John P. Di Iorio	on behalf of Plaintiff Mary Stachowiak jdiiorio@shapiro-croland.com
Justin Baumgartner	on behalf of Interested Party Brian Convery jbaumgartner@becker.legal tcolombini@becker.legal
Karl J. Norgaard	on behalf of Creditor John Conte knorgaard@norgaardfirm.com amartinez@norgaardfirm.com;kcimmino@norgaardfirm.com;dtakach@norgaardfirm.com;crose@norgaardfirm.com

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Karl J. Norgaard

on behalf of Plaintiff Claire Mooney knorgaard@norgaardfirm.com  
amartinez@norgaardfirm.com;kcimmino@norgaardfirm.com;dtakach@norgaardfirm.com;crose@norgaardfirm.com

Karl J. Norgaard

on behalf of Creditor David Repetto knorgaard@norgaardfirm.com  
amartinez@norgaardfirm.com;kcimmino@norgaardfirm.com;dtakach@norgaardfirm.com;crose@norgaardfirm.com

Karl J. Norgaard

on behalf of Plaintiff Mary Stachowiak knorgaard@norgaardfirm.com  
amartinez@norgaardfirm.com;kcimmino@norgaardfirm.com;dtakach@norgaardfirm.com;crose@norgaardfirm.com

Kimberly J. Salomon

on behalf of Plaintiff Charles M. Forman ksalomon@formanlaw.com jkisla@formanlaw.com

Kimberly J. Salomon

on behalf of Trustee Charles M. Forman ksalomon@formanlaw.com jkisla@formanlaw.com

Myles Missirian

on behalf of Creditor Guaglardi & Meliti LLP mmissirian@adgmlaw.com, mmissirian@adgmlaw.com

Paul Evangelista

on behalf of Debtor Elizabeth M. Convery pevangelista@scura.com  
pselawpc@gmail.com;dsteven@scura.com;ecfbkfilings@scuramealey.com;jromero@scura.com;vmajano@scura.com;spereyra@  
scura.com;sterry@scura.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 19